



The Salisbury Planning Board held its regular meeting Tuesday, October 27, 2009, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Dr. Mark Beymer, Maggie Blackwell, Robert Cockerl, Tommy Hairston, Richard Huffman, Craig Neuhardt, Valarie Stewart, Albert Stout, Bill Wagoner, and Diane Young

ABSENT: NONE

STAFF: Preston Mitchell and Diana Moghrabi

This meeting was digitally recorded for *Access 16* television by Jason Parks.

Chairman Robert Cockerl called the meeting to order and offered an invocation. The minutes of the October 13, 2009, meeting was approved as submitted. The Planning Board adopted the agenda as submitted.

NEW BUSINESS

A. Conditional District Revision

CD-8-05-2009-45: Taco Bell

Taco Bell is currently under construction following conditional approval by City Council of their Conditional District amendment. Taco Bell is requesting to REVISE the Landscape and Lighting Plans of their Council-approved set by relocating several parking lot light poles and fixtures.

These revisions were presented to the city's Technical Review Committee (TRC) October 15, 2009. TRC made a unanimous recommendation of approval subject to addressing a minor landscaping concern related to utility boxes. This comment was adequately addressed and the plans are submitted for Planning Board review and consideration. Planning Board is the final approval body for revisions. A courtesy hearing is not required.

Preston Mitchell noted that the changes on the plan are identified with a "cloud" or "bubble" Light poles and fixtures are being moved, and the landscaping has been adjusted accordingly (based on the shift to those light pole locations). The technical aspects of the landscape plan now meet all of the requirements of the original council-approved plan as well as the Land Development Ordinance (LDO). The lighting plan provides the photometric overlay as provided by the lighting engineer. It does not exceed one foot-candle at the property line.

Maggie Blackwell asked about lighting promises made to the neighborhood. Preston Mitchell stated that there is a shield provided on the side closest to the neighborhood. Preston read portions of the August 18, 2009 Salisbury City Council minutes that related to the discussion.

Mark Beymer made a MOTION for the Planning Board to approve the revision to **CD-8-05-2009-45**: Taco Bell. Tommy Hairston seconded the motion with all members voting AYE. (11-0)

COMMITTEES

LDOTA-10-2009: Citywide Sidewalk Requirements

Committee #1 (Diane Young, Ch; Karen Alexander, V. Ch; Robert Cockerl) is scheduled Wednesday, November 11 at 3 p.m. at City Hall in the second floor conference room. Wednesday, October 28 meeting was cancelled. The secretary advised Mr. Richard Miller of the change.

OTHER BOARD BUSINESS

Preston Mitchell passed the City Council's compliments to the Planning Board for the difficult job that they performed on the LDO Text Amendments. The LDO has been updated and placed online. <http://www.salisburync.gov/lm&d/zoning/intro.html>

The next Planning Board meeting will be November 10, 2009.

There being no further business to come before the Planning Board the meeting was adjourned at 4:30 p.m.

Robert Cockerl, Chair

Diana Moghrabi, Secretary